

Staff Summary Report



To: Mayor and City Council
Through: City Manager

Agenda Item Number 22
Meeting Date: 05/17/01

SUBJECT: RURAL ANIMAL CLINIC, PC #SGF-2001.42

PREPARED BY: DeeDee (D²) Kimbrell, Planner II (480-350-8331)

REVIEWED BY: Dave Fackler, Development Services Manager (480-350-8333)

q-j

BRIEF: This is the first public hearing for Rural Animal Clinic, PC for an Amended General and Final Plan of Development with a use permit for Elliot and Rural Plaza (Fiesta Plaza) to expand the existing veterinary clinic at 7520 South Rural Road.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Hold the first public hearing for **RURAL ANIMAL CLINIC, PC** (Mark Kelman Enterprises, Inc., property owner) who is requesting a use permit for a 1,200 s.f. expansion to the existing 1,200 s.f. veterinary clinic located at 7520 South Rural Road. The following approvals are requested from the City of Tempe: (CC010034)

#SGF-2001.42 An Amended General and General Plan of Development for Elliot and Rural Plaza (Fiesta Plaza) to expand the existing veterinary clinic by 1,200 s.f. located at 7520 South Rural Road, including the following:

Use Permit:

Allow a 1,200 s.f. expansion in the PCC-1 Zoning District.

Document Name: 20010517devsrh02

Supporting Documents: Yes

SUMMARY: Rural Animal Clinic is located at the northwest corner of Rural and Elliot Roads within the Elliot and Rural Plaza (Fiesta Plaza) in the PCC-1 Zoning District. The applicant is requesting an Amended General and Final Plan of Development and a use permit to acquire an additional 1,200 s.f. to expand the existing veterinary clinic to a total of 2,400 s.f. There will be no external modifications to the site. Staff is in support of this request and to date, no public input has been received.

RECOMMENDATION: Staff – Approval
Public – None to Date

ATTACHMENTS:

1. List of Attachments
 2. History & Facts / Description / Comments
 3. Reasons for Approval / Conditions of Approval
-
- A. Location Map
 - B. Plan of Development/Site Plan
 - C. Elevations
 - D. Floor Plan
 - E. Letter of Explanation/Intent

HISTORY & FACTS:

<u>January 27, 1972.</u>	City Council approved a rezoning for this site from AG to PCC-1.
<u>September 20, 1978.</u>	Design Review Board approved building elevations, site and landscape plans for a self-service gas station.
<u>December 21, 1978.</u>	City Council approved a Final Plan of Development for the Whiting Service Station.
<u>July 10, 1984.</u>	The Planning Commission procedurally denied a request by S-T Properties #16 for an Amended General and Final Plan of Development for a portion of the site.
<u>August 16, 1984.</u>	City Council approved an appeal by S-T Properties #16 for a Planning Commission procedural denial of an Amended General and Final Plan of Development for a portion of the site.
<u>December 13, 1984.</u>	City Council approved a use permit to allow a veterinary clinic in this center.
<u>January 31, 1985.</u>	City Council tabled indefinitely the appeal of the Planning Commission denial for a bar on this site.

DESCRIPTION: Owner – Marc Kelman Enterprises, Inc., Marc Kelman
Applicant – David M. Conti, D.V.M.
Existing zoning – PCC-1
Total site area – 4.038 acres
Total bldg. area – 34,800 s.f.
Rural Animal Clinic – 1,200 s.f.
Proposed Expansion – 1,200 s.f.
Parking required for Center – 144 spaces
Total Parking provided – 160 spaces

COMMENTS: The applicant is requesting an Amended General and Final Plan of Development and a use permit for the Elliot and Rural Plaza (Fiesta Plaza) located at 7520 South Rural Road. They are proposing to expand the existing veterinary clinic 1,200 s.f. for a total of 2,400 s.f. There will be no external modifications to the site. The applicant indicates that the current facility, at times, limits their ability to provide the standard of veterinary care that their present and potential clients deserve. The new expansion will allow the applicant more room to provide the same services for their clients.

The facility, into which they are proposing to expand is currently a chiropractic medical office. As a result, there will be no change in the parking requirements as it is a transfer of occupancy (medical to medical). Records provided by the Building Safety Department indicate that there is an excess of 16 spaces provided

for the plaza. Therefore, staff is in support of this request and to date, no public input has been received.

**REASON(S) FOR
APPROVAL:**

1. The proposed expansion appears to function in an acceptable manner and should have no detrimental effects on the plaza or adjacent properties.
2. The proposed use permit appears to be compatible with other uses in the center and appears to pass the ordinance test for use permits.

**CONDITION(S)
OF APPROVAL:**

1. The use permit is non-transferable and is issued to the applicant only.
2. Any intensification or expansion of the use shall require the applicant to return to the City Council for further review.

RURAL ANIMAL CLINIC

SGF-2001.42



Location Map SEE OTHER SIDE FOR MORE INFORMATION

RURAL ANIMAL CLINIC

SGF-2001.42

SYMBOL(S):



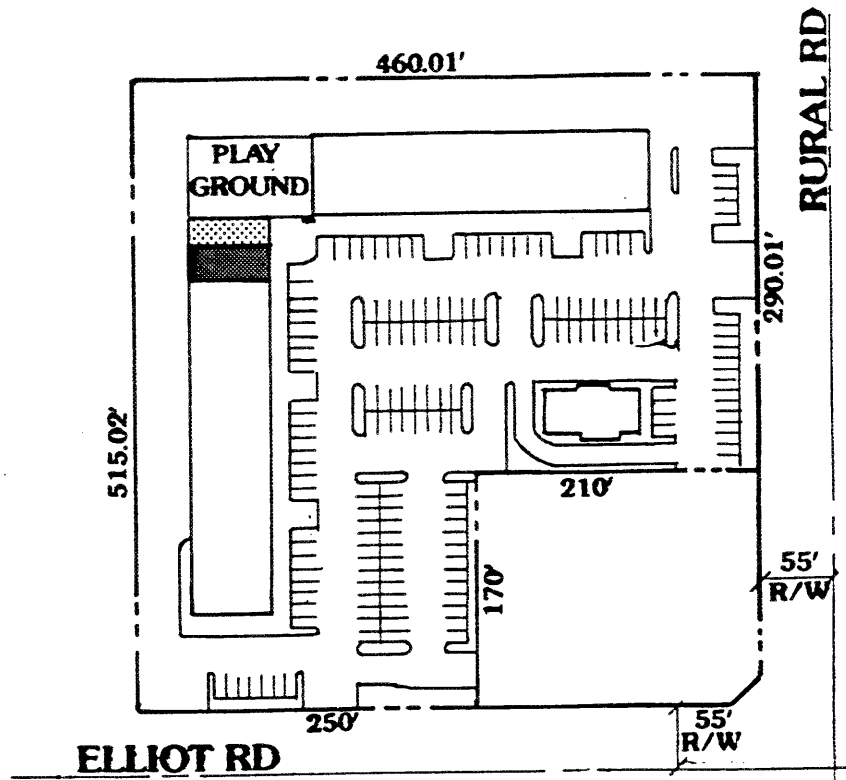
EXISTING CLINIC (1200 S.F)



PROPOSED ADDITION (1200 S.F)

USE PERMIT(S):

(SEE BELOW)



Request

PUBLIC HEARING NOTICE

This is a notice for two public hearings for RURAL ANIMAL CLINIC, PC (Mark Kelman Enterprises, Inc., property owner) who is requesting a use permit for a 1,200 s.f. expansion to the existing 1,200 s.f. veterinary clinic located at 7520 South Rural Road. The following approvals are requested from the City of Tempe:

AMENDED GENERAL PLAN OF DEVELOPMENT AND FINAL DEVELOPMENT PLAN

ELLIOT AND RURAL PLAZA

AMENDING THE GENERAL PLAN OF DEVELOPMENT PSC-1, A PLANNED NEIGHBORHOOD SHOPPING CENTER LOCATED AT THE NW CORNER OF ELLIOT ROAD & RURAL ROAD TEMPE, ARIZONA, AS RECORDED IN BOOK 176, PAGE 1, MARICOPA COUNTY RECORDS AND SITUATED IN A PORTION OF SE 1/4 SECTION 10, T-1-S, R-4-E, G6858B DM.

MARICOPA COUNTY, ARIZONA

CHIEF OF RECORDS
RE: 201 50.10

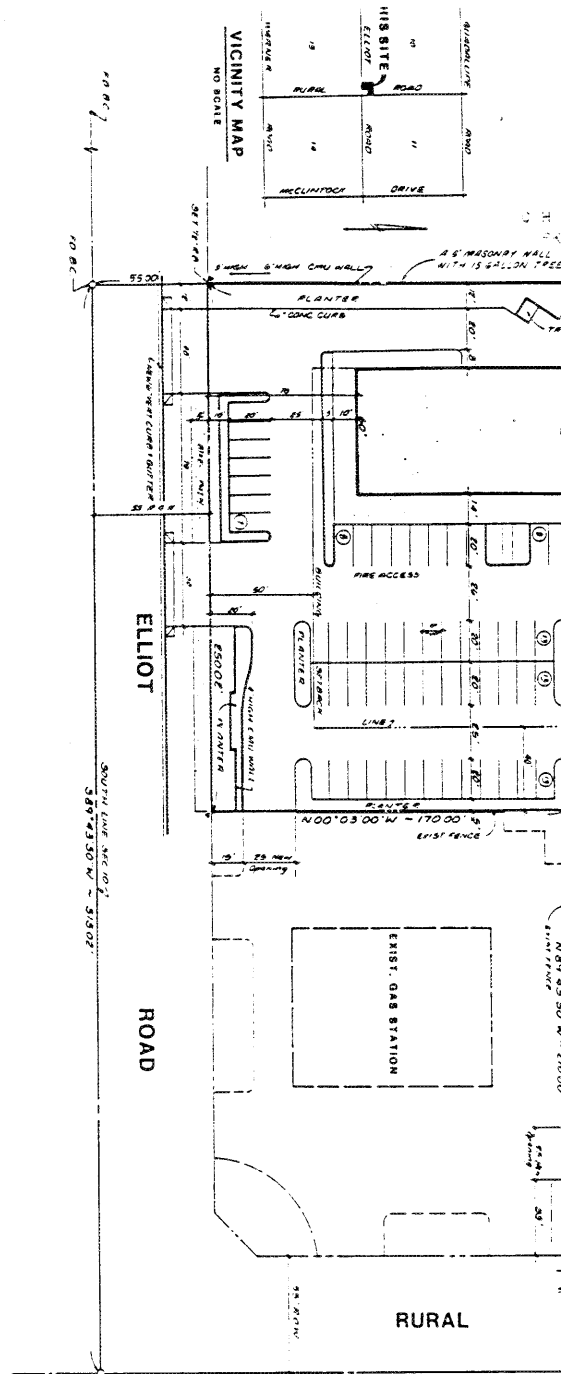
E DATA:

1. SITE - 15,000 S.F.
2. LOT AREA - 4,000 S.F.
3. LOT AREA - 12,000 S.F.
4. LOT AREA - 15,000 S.F.
5. LOT AREA - 2,000 S.F.
6. LOT AREA - 10,000 S.F.

EXISTING
1. LOT AREA - 15,000 S.F.
2. LOT AREA - 12,000 S.F.
3. LOT AREA - 15,000 S.F.
4. LOT AREA - 2,000 S.F.
5. LOT AREA - 10,000 S.F.

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4. LOT AREA - 2,000 S.F.
5. LOT AREA - 10,000 S.F.



DEDICATION:

STATE OF ARIZONA

County of Maricopa

Section 10, T-1-S, R-4-E, G6858B DM

ACKNOWLEDGEMENT:

On this day of August, 1981, the City of Tempe, Arizona, has approved the Amended General Plan of Development and Final Development Plan for the Elliot and Rural Plaza, located at the NW corner of Elliot Road and Rural Road, Tempe, Arizona, as recorded in Book 176, Page 1, Maricopa County Records.

APPROVALS:

By: *[Signature]* Mayor, City of Tempe

By: *[Signature]* City Engineer, City of Tempe

CERTIFICATION:

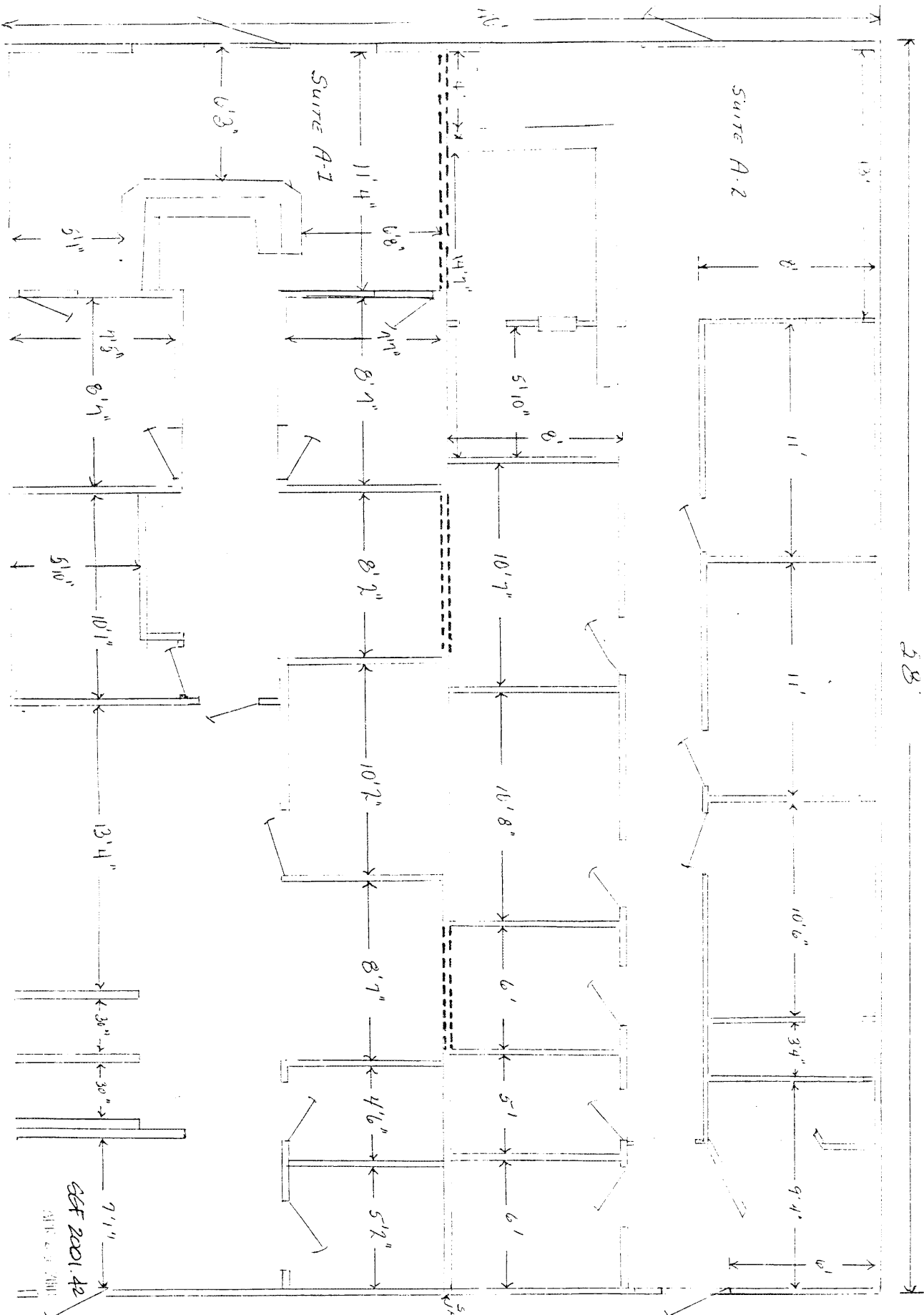
I, *[Signature]*, being duly sworn, depose and say that I am a duly qualified and competent person to prepare and certify the Amended General Plan of Development and Final Development Plan for the Elliot and Rural Plaza, located at the NW corner of Elliot Road and Rural Road, Tempe, Arizona, as recorded in Book 176, Page 1, Maricopa County Records.

NOTES:

1. The Amended General Plan of Development and Final Development Plan for the Elliot and Rural Plaza, located at the NW corner of Elliot Road and Rural Road, Tempe, Arizona, as recorded in Book 176, Page 1, Maricopa County Records, is hereby approved by the City of Tempe, Arizona, on this day of August, 1981.

S-84.48





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12-12

RURAL JOURNAL
2500 S. RICHMOND
SUITE A-1 & A-2
TEMP. AL 05105

1 square = 1 sq ft
(1/4" = 1 foot)

WALL
RETENTION

SEMI-ADHESIVE
TAPING WIRE

SEE 2001.42

SEE 2001.42

N

RURAL ANIMAL CLINIC, PC
David M. Conti, D.V.M.
7520 S. Rural Road, Suite A-1
Tempe, AZ 85283
Phone: 480.345.9846
Fax: 480.345.1191

April 11, 2001

Tempe Planning Department
Tempe, AZ 85281

It is my intent to enter into a lease with the BAMA Retail L.L.C., the owners of Fiesta Plaza Center, 7520 S. Rural Road (NW corner of Rural & Elliot Roads, Tempe) and acquire an additional 1200 square feet to expand my current veterinary facility to 2400 square feet.

Under it's current confined conditions the present 1200 square foot facility, at times, limits our ability to provide the standard of veterinary care that our present and potential clients deserve. The lease space that I will be occupying (Suite A-2) is completed and currently being used as a chiropractic medical office. The only modifications I will be making are to remove existing walls in several areas to provide access and improve traffic flow for out clients and their pets.

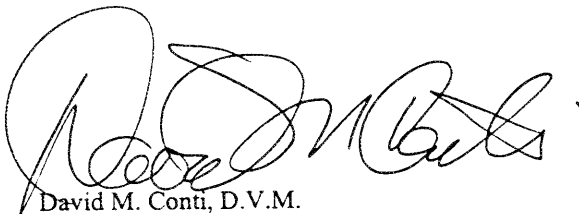
Of this newly acquired 1200 square feet, approximately 310 square feet is to be used for reception and waiting area; 360 square feet for examination rooms; 110 square feet for office space; and approximately 420 square feet for storage, hallways, bathroom facilities and miscellaneous. My current office hours are 8:00 AM to 6:00PM, Monday through Friday, and 8:00AM to 1:00PM on Saturday, however our office exam hours are usually 9:00AM to 12:00PM and 3:00PM to 5:00PM Monday through Friday. This will not change as a result of the additional lease space.

There are currently six full-time and two part-time individuals employed at Rural Animal Clinic, P.C., including myself. I do not anticipate a change. The lease space use will remain the same, pet services and primarily outpatient veterinary care. The majority of surgical cases do not require overnight hospitalization. Medical cases, whenever possible will be treated on an outpatient basis, as animals generally do better in their own environment. There will be no routine boarding conducted at this facility.

The facility into which we are expanding is currently a chiropractic medical office. As a result, there will be no change in the parking requirements, as it is a transfer of occupancy; i.e., medical to medical use. This has been confirmed with Larry McMenimen of the City of Tempe Building Safety Department.

There will be no external modifications to the site.

The additional space will provide a "buffer" for both other tenants, and residents, as it will improve our ability to be efficient both in terms of service and hygiene


David M. Conti, D.V.M.

